

**NARRATIVE INFORMATION SHEET**  
**Barry County, MI FY2019 EPA Assessment Grant**

1. Applicant Identification:  
 Barry County  
 220 West State Street  
 Hastings, Michigan 49058
2. Funding Requested:
  - a) Assessment Grant type: Community-wide
  - b) Federal Funds Requested: \$300,000 (Barry County is not requesting a Site-Specific Assessment Grant and is therefore not requesting a waiver of the \$200,000 limit.)
  - c) Contamination: (\$200,000) Hazardous Substances and (\$100,000) Petroleum
3. Location: Barry County, Michigan
4. Property information for site specific proposal: Not a site-specific proposal
5. Contacts:
  - a) Project Director:  
 Mr. Michael Brown, Barry County Administrator  
 220 West State Street, Hastings, Michigan 49058  
 Phone: (269) 945-1284  
 E-mail: mbrown@barrycounty.org
  - b) Chief Executive/Highest Ranking Elected Official:  
 Ms. Heather Wing, Chairman of the Barry County Board of Commissioners  
 220 West State Street, Hastings, Michigan, 49058  
 Phone (269) 945-1284  
 E-mail: hwing@barrycounty.org
6. Population (Target Area/Priority Sites are located in the City of Hastings, where):  
 Barry County: 60,586  
 City of Hastings: 7,289  
 (2013-2017 American Community Survey)
7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1,2
The priority site(s) is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	2

8. Letter from State or Tribal Environmental Authority: A letter from the Michigan Department of Environmental Quality (MDEQ) is attached.



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING



LIESL EICHLER CLARK  
DIRECTOR

January 3, 2019

Mr. Michael Brown  
County Administrator  
Barry County  
220 West State Street  
Hastings, Michigan 49058

Dear Mr. Brown:

SUBJECT: Michigan Department of Environmental Quality (MDEQ) Acknowledgment of a  
United States Environmental Protection Agency (U.S. EPA) Brownfield Assessment  
Grant Proposal for 2019

Thank you for your notice and request for a letter of acknowledgment for Barry County's proposal to the U.S. EPA Brownfield Grant Program. The MDEQ, Remediation and Redevelopment Division (RRD), encourages and supports community-led assessment and redevelopment efforts. The RRD recognizes the county's need for assessment funding and is supportive of your proposed project.

Barry County is applying for a combined \$200,000 hazardous substances and \$100,000 petroleum assessment grant which could be used to conduct assessment activities at eligible brownfield sites and facilitate redevelopment. As a general purpose unit of local government, Barry County is an eligible grant applicant.

Should the U.S. EPA award a brownfield grant to Barry County, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the county. If you need further information or assistance regarding specific brownfield sites, or any of the MDEQ's brownfield programs, please feel free to contact me at the number below or by email at [smedleyr@michigan.gov](mailto:smedleyr@michigan.gov).

Sincerely,

Ronald L. Smedley  
Brownfield Redevelopment Coordinator  
Remediation and Redevelopment Division  
517-284-5153

cc: Mr. Casey Smith, SME  
Mr. Matt Didier, U.S. EPA Region 5



## FY2019 U.S. EPA BROWNFIELDS ASSESSMENT GRANT APPLICATION

SUBMITTED BY BARRY COUNTY, MICHIGAN

### 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

#### 1.a. Target Area and Brownfields

**1.a.i. Background and Description of Target Area:** Barry County (County) is located in southwestern Michigan and encompasses 577 square miles of land. The City of Hastings is the largest population center (population 7,289; based on 2013-2017 American Community Survey 5-Year Estimates) in the County and is surrounded by agricultural land and smaller towns and villages. The County is home to two large, state game areas and the Thornapple River and its tributaries, which provide recreational and economic resources for both residents and visitors. Hastings was established in the mid-1800s when settlers began logging and farming land along the Thornapple River. Water-powered mills were soon constructed along the river, and were followed by foundries and other heavy industry as the community began to grow. Manufacturing operations continued to expand along the Thornapple River into the mid-1900s as companies expanded from the nearby Grand Rapids and Kalamazoo urban areas. These operations prospered until the 1970s, when outsourcing of labor and materials began impacting Michigan's manufacturing sectors. This decline culminated in the 2008 recession that nearly destroyed the remaining manufacturing operations in the County. The majority of the now abandoned manufacturing facilities (brownfields) are located along the Thornapple River in the City of Hastings, and the riverfront is scarred with the sins of past poor environmental and waste management practices and blight resulting from lack of reinvestment. There is a lack of quality, affordable housing options in the City of Hastings for current residents as well as new, young talent that is looking to relocate to the area. The move away from the urban core areas in the County runs counter to the urban living trend being seen across the United States. Redevelopment of key urban sites in the County will reverse this trend, address the need for affordable, quality housing, and will result in a more resource efficient, densified, urban areas.

The County and our community partners have determined that evaluating brownfields in the **Downtown Hastings Riverfront target area** is a key step needed to kick-start the County's revitalization process. The Downtown Hastings Riverfront target area is a one-mile long stretch of properties that adjoin or are within one block of the Thornapple River. The County is focusing on this target area because its redevelopment potential and the presence of many of the County's sensitive populations within the area.

**1.a.ii. Description of the Priority Brownfield Sites:** There are a large number of brownfields located on the banks of the Thornapple River in the Downtown Hastings Riverfront target area, which are limiting public access to, and development of, the riverfront. The Michigan Department of Environmental Quality (MDEQ) has identified at over 30 sites with environmental contamination (hazardous substances and/or petroleum) in the target area. Over 7,000 residents live within, or in close proximity to, the target area. The following two priority sites have been identified in the target area.

The **Hastings Manufacturing Industrial Landfill and Royal Coach Building (Hastings Manufacturing)** priority site was used from the late-1800s through the late-1900s for furniture manufacturing, and later for automobile parts manufacturing. The site includes two unsecured industrial landfills, an abandoned manufacturing building, a former training center building, a paint storage building, and a fueling shed. Volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals have been found in soil and groundwater on the site; however, the site's contamination remains largely uncharacterized and uncontrolled. The landfill caps are deteriorated and eroding into the adjacent Butler Creek and Thornapple River, and much of the site, including the landfill areas, is located within the federally designated flood plain. There are also

additional concerns regarding the potential presence of per- and polyfluoroalkyl substances (PFAS) and vapor intrusion from solvents and methane. Industrial waste, including foundry sand, solvents, and other uncharacterized waste, is buried in the unlined landfill areas. The site adjoins a residential neighborhood with several hundred homes, the community amphitheater, and near the Northeastern Elementary School. This is a priority site because of this site's close proximity to many of our community's school age children. Our kids can easily access the site, including the poorly capped landfill areas, and be exposed to physical hazards and harmful contaminants such as asbestos, lead, and other contaminants with direct human contact concerns.

The former **E.W. Bliss Landfill (E.W. Bliss)** priority site is another unsecured former industrial landfill constructed in the mid-1900s, and is located just south of the Thornapple River. This site contains buried industrial wastes and physical hazards such as concrete pieces and scrap metal exposed at the surface. The contamination on this site has not fully been characterized but heavy metals, chlorinated solvents, and polychlorinated biphenyls (PCBs) are likely present within the landfill. This is a priority site because it is adjacent to Hastings' nature park, where our community's seniors and children frequently spend their free time. The uncontrolled nature of the landfill area presents real physical and chemical exposure risks to those using the nature park and living in the adjacent neighborhood.

### **1.b. Revitalization of the Target Area**

Barry County's Master Plan and the City of Hastings' Comprehensive Community Plan, collectively the "Community Plans", identified the following key objectives: 1) community growth; 2) building livable communities with housing choices and creative spaces; 3) creating economic vitality; and 4) preserving and enhancing natural resources. These objectives include supporting a diverse business community, providing adequate greenspace, and retaining our "small-town" feel while still providing economic opportunities for our residents and businesses.

#### **1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans**

Current redevelopment plans for the **Hastings Manufacturing** priority site will be a mixed-use commercial and residential development with an affordable housing component funded in part by the Michigan State Housing Development Authority and the U.S. Department of Housing and Urban Development (HUD) using housing vouchers and low income housing tax credits. The development will also include market rate apartments and commercial spaces for retail shops and one or more restaurants. Green roofs and solar installations will be incorporated into the architecture of the buildings. This redevelopment will address the ongoing need for affordable, quality housing for residents; efficient, densified, urban core land use; walkable trail connectivity to downtown; reuse of the extensive water, sewer, and power infrastructure; and green energy use. These outcomes will meet the Community Plan objectives of community growth, creating economic vitality, and building livable communities with creative spaces.

The **E.W. Bliss** priority site is targeted for redevelopment as a public park with trails connected to the Hastings Riverwalk trail and Thornapple Plaza Amphitheater. The will create and preserve greenspace, walkable trail connectivity to downtown, and protection of the natural landscape and Thornapple River. These outcomes will meet the Community Plan objectives of building communities with creative spaces and preserving and enhancing natural resources.

**1.b.ii. Outcomes and Benefits of Redevelopment Strategy** Reinvestment in our Downtown Hastings Riverfront target area will result in an expanded tax base, additional employment opportunities, and a vibrant urban space, while preserving the natural landscape and protecting our water resources. Barry County believes that the increased commercial/retail, and recreational options spurred by brownfields redevelopment will improve living conditions and attract additional development to its disproportionately impacted populations. We anticipate the following outcomes:



- **Hastings Manufacturing** priority site: The proposed mixed-use commercial and residential development will reuse the Royal Coach building and add additional buildings with up to 100 affordable and market rate housing units, and will directly connect to the Hastings Riverwalk trail. Barry County has estimated redevelopment of this site will leverage over \$15 million in private investment, create up to 60 jobs, and generate up to \$300,000 in additional property tax revenues. This redevelopment will address the ongoing need for affordable, quality housing for residents; efficient, densified, urban core land use; walkable trail connectivity to downtown; decreased sediment loading to the Thornapple River and Butler Creek; and reuse of the extensive water, sewer, and power infrastructure.
- **E.W. Bliss** priority site: The site is situated adjacent to the banks of the Thornapple River, a fishery frequented by thousands of anglers each year. Barry County estimates the redevelopment of this site will leverage up to \$10 million in private investment in the community (e.g. hotels, campgrounds, restaurants, sporting goods store), create 50 jobs, and generate additional tax revenues through improved property values. The redevelopment will create and preserve greenspace, promote walkable trail connectivity to downtown, and protect the natural landscape and Thornapple River.

### 1.c. Strategy for Leveraging Resources

**1.c.i. Resources Needed for Site Reuse** Barry County's project partners have a history of leveraged commitments for revitalization efforts in the Downtown Hastings Riverfront target area, including: 1) \$250,000 in funding for asbestos abatement, demolition, and site cleanup/restoration at the former HMC Warehouse No. 80 site (LRB Ventures, LLC, 2016); 2) \$1 Million for site cleanup and construction of the public, Thornapple Plaza Amphitheater (Baum Family Foundation, 2016); 3) a \$523,378 Michigan Department of Natural Resources (MDNR) grant for construction of the Hastings Riverwalk trail (City of Hastings; 2016); and 4) a \$330,400 grant from MSHDA for rehabilitation/construction of a formerly blighted/vacant building in the Downtown Hastings Riverfront target area for construction of 7 apartment spaces.

The County plans to help spur reinvestment in the target area and the priority sites by utilizing investment tools available in the newly-designated Opportunity Zone that covers the target area and much of Hastings. We also plan to leverage commitments for our priority sites and other high opportunity brownfield sites from funding sources including the Baum Family Foundation, the Michigan Department of Environmental Quality (MDEQ) and Department of Natural Resources (MDNR), the Michigan Economic Development Corporation (MEDC), the Michigan State Housing Development Authority (MSHDA), and Department of Housing and Urban Development (HUD), as follows:

- **Hastings Manufacturing** priority site: The City of Hastings has received preliminary notice that the MDEQ plans to support a MDEQ grant for preliminary site assessment funding to begin evaluating the current conditions of the industrial landfill areas and potential vapor intrusion concerns associated with the Royal Coach building that will be reused. The Baum Family Foundation has agreed to work with the developer to pay for demolition of blighted and unusable buildings and infrastructure on the site and to pay for the rebuilding of the Hastings Riverwalk Trail bridge that connects the site to downtown. The developer will leverage Tax Increment Financing (TIF) through the MEDC to offset brownfield eligible expenses associated with site cleanup and reuse, and is eligible for Low-Income Housing Tax Credits (LIHTC) through MSHDA and low-income housing vouchers through HUD. The TIF dollars will be used for site cleanup planning and implementation, and the LIHTC credits and HUD vouchers will help leverage significant resources for affordable housing options. In order to receive the MDEQ grant, MSHDA LIHTC funding, and possibly funding from other leveraged sources, it is imperative the County can demonstrate that it is also providing financial support to the project and using assessment grant funds will allow them to do this.



- **E.W. Bliss** priority site: The County and the City of Hastings are eligible for MDNR Trust Fund development grants, and the Baum Family Foundation has also indicated their support of the project. Both of these entities will require support from other sources such as the EPA's brownfield grant to provide funding for the initial site assessment and cleanup plan development. Upon announcement of the EPA brownfield assessment grant award, the County will work with the City of Hastings to apply for an MDNR Trust Fund Development Grant and for dollars through the Baum Family foundation to provide the necessary funding for development, including trail construction, grading, and overall landscape improvements.

**1.c.ii. Use of Existing Infrastructure** We will capitalize on the existing power, water, natural gas, and sanitary sewer infrastructure already in place at the **Hastings Manufacturing** priority site to serve the redeveloped site. The City of Hastings will upgrade the curbing and storm sewer infrastructure in the area of the site to modernize the sewer system, and funds will be taken from the capital improvement program to facilitate that work. The City of Hastings also plans to promote green building design into new commercial structures through planning/zoning requirements for efficient design elements as conditions of project approvals, such as incorporation of rooftop solar power generation and incentives for green roofs, and on-site storm water management systems (e.g. pervious pavement systems, rain gardens). These practices will serve to better utilize existing infrastructure networks, reduce pollutant loading to Butler Creek and the Thornapple River, and promote green energy systems for healthier air, water, and buildings. Revitalization of the former **E.W. Bliss** priority site will utilize the existing power for site lighting, and will require no other existing infrastructure reuse. The City of Hastings will install rain gardens, as necessary, to manage storm water on-site to promote efficient land use and preservation of natural resources.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### 2.a. Community Need

**2.a.i. The Community's Need for Funding** The County is prepared to manage and provide guidance for the redevelopment of priority brownfields; however, the County simply does not have the funds necessary to establish an effective brownfield assessment, cleanup, and redevelopment program without this EPA grant. Our community profile includes a primarily low-income, rural population with small urban centers primarily in the Village of Middleville and City of Hastings. Low property values prevail in our County, especially in the target area. Our target area residents have 20% lower household incomes than the national average, and home values that are 53% lower than the national average (2013-2017 American Community Survey 5-Year Estimates), with more than one out of every five residents in the Downtown Hastings Riverfront Target Area living below the poverty level. Because the economic woes we suffer from our small population and low per capita incomes tend to trickle upward, we have reduced tax revenues for critical municipal services, and even less money for brownfield redevelopment support. The County therefore utilizes its tax revenues and administrative staff to support operational budgets for critical services (fire, police, water/sewer, infrastructure, etc.). We need additional funding to catalyze redevelopment interest in the Hastings Downtown Riverfront target area. With the U.S. EPA's brownfield grant funds, we can stop the redevelopment funding gap and keep moving forward with our intended progress on in our target area and on our priority sites. Redevelopment of the brownfields in the target area will also relieve financial pressures on policing and security.

### 2.a.ii. Threats to Sensitive Populations

**(1) Health or Welfare** Our sensitive populations include impoverished families with children, and low-income seniors. Seniors make up approximately 21% of the target area population, and children comprise about 25% of the target area population (2013-2017 American Community Survey 5-Year Estimates). About one of every four seniors and children in the target area are living below the poverty level (2013-2017 American Community Survey 5-Year Estimates), and the area is





experiencing 12% unemployment. This equates to half of our seniors and children living in poverty near our brownfields. Housing in the County is old with more than two out of every three houses built before 1980 (2013-2017 American Community Survey), meaning that most children in the County continue to be exposed to lead-based paint and asbestos hazards. Additionally, the contaminants found on our brownfields are known to cause elevated blood lead levels, respiratory problems, and reproductive issues.

The U.S. EPA brownfield grant will help further identify the hazards associated with our priority sites, help us plan for cleanup, and attract new developments with affordable housing and jobs. Risk identification will be key to planning for risk mitigation as the priority site redevelopment plans proceed. The reduced environmental risk, coupled with increased job opportunity and affordable housing, will prove to turn our negative statistics around for our most sensitive and disproportionately-impacted families and seniors.

**(2) Greater than Normal Incidence of Disease and Adverse Health Conditions:** Cumulative exposures to contaminants at and near brownfield sites in the target area have resulted in blood lead levels, asthma prevalence, and infant mortality rates that are higher than the national average. It has also been reported that higher poverty rates (nearly 50% for families with children and seniors in the target area) correspond to higher infant mortality rates (*Michigan Department of Community Health, 2008-2010*). Asthma prevalence in the target area is 70% higher than the national average, infant mortality is approximately 30% higher than the national average, and the occurrence of elevated blood lead levels in children are 70% higher than the national average. This illustrates a disproportionate impact on the sensitive, low-income families with children and senior within the target area.

The impact of brownfields on sensitive populations in the target area is exacerbated the lack of nutritious food and access to transportation. Access to healthy food is difficult, as there are no grocery stores in the target area. The USDA food desert online mapper<sup>1</sup> defines the Downtown Hastings Riverfront target area as food desert with a low-income census tract where a significant amount of residents do not have access to a vehicle and where there are no supermarkets within reasonable walking distance. Due to the scarcity of quality whole foods in the target area, and the reluctance of new supermarkets to relocate to the blighted area, many of the children in this area fight obesity and find their only access to healthy foods through school. Approximately 50% of kids in the Hastings schools receive free or reduced price lunch because their jobless/low-income households can't afford sufficient food.

The U.S. EPA brownfield grant will help identify lead paint remaining in structures, as well as volatile chemicals in soil and groundwater, and chemicals that create direct contact or particulate inhalation concerns in surficial soils. Identification of these hazards will facilitate better cleanup planning to focus on removing those contaminants that are most likely to cause adverse health effects, and actual cleanup and redevelopment efforts at the priority sites will greatly reduce potential human exposures to contaminants.

**(3) Economically Impoverished/Disproportionately Impacted Populations** One in every four of our target area seniors and families with children are living below the poverty level (2013-2017 American Community Survey 5-Year Estimates). The Hastings target area is suffering from the loss of good paying manufacturing jobs (hence the increase in former manufacturing brownfield sites), and the new impacts from discount big box retailers (e.g., WalMart, Dollar General) taking advantage of our impoverished residents by driving out local businesses and offering replacement jobs with pay rates at or near minimum wage. The disproportionate impacts trickle down to our public schools, where the City of Hastings schools consistently rank in the lower 50th percentile of all schools in Michigan (Michigan Dept. of Education 2015-2016 Rankings; most recent available data), with some

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<sup>1</sup> <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>



of our individual schools performing in the bottom 10% and continually searching for additional funding sources. Because our impoverished families and seniors cannot afford to live in more affluent areas, they are living in older, poorly maintained homes (two-thirds of the homes are older than 1980). The U.S. EPA's Environmental Justice Screening and Mapping Tool (*EJSCREEN*) rates Barry County as worse than 80% of the nation with respect to lead paint exposure due to aged housing. Our impoverished residents are suffering from elevated blood lead levels, asthma, and increased infant mortality between 30%-70% higher than the national average.

The reduction in the number and magnitude of brownfield sites in the target area, through identification and quantification of site hazards using U.S. EPA grant funds, and ultimate redevelopment of key sites, will catalyze further redevelopment and reinvestment in the neighborhoods. This will result in new home construction, construction of neighborhood grocery stores, and new jobs for residents.

## 2.b. Community Engagement

**2.b.i. Community Involvement** Barry County believes it is important to provide its citizens and community organizations ample opportunities to become informed and provide input into all phases of the Project, and has identified the following Community Organizations who will be project partners:

Partner Name	Point of Contact	Specific Role in Project
Barry Conservation District	Sarah Nelson 269-908-4135 Sarah.Nelson@macd.org	Provide guidance during the redevelopment planning process of the priority sites in the target area due to their proximity to the river, including design recommendations for building siting, bank stabilization, and green infrastructure, and promotion of re-use of existing site infrastructure to the extent possible.
Barry County Michigan Works!	Jacob Maas (616) 336-4128 jmaas@westmiworks.org	Coordinating with Barry County to connect skilled workers with the cleanup and construction contractors that will conduct remedial activities and new construction at the priority sites. They will also connect the available workforce to construction jobs related to the redevelopment of the priority sites.
Barry County Economic Development Alliance and Chamber of Commerce	Travis Alden 269-945-2454 travis@mibarry.com	Will assist with community outreach efforts for the priority sites, and other high opportunity site identification. Within the Downtown Hastings Riverfront target area, they will communicate with impoverished residents through the City of Hastings commission meetings and through dedicated, project-specific outreach meetings held at churches, schools, or other meeting places within walkable distance from residents' homes. Also, they will connect developers with the Hastings Manufacturing priority site, and act as the interface between the development, lending, municipal, and other governmental entities.
Thornapple River Watershed Council	Erv Gambee 269-945-2454 egambee@ameritech.com	Attend project meetings and provide input during cleanup planning on potential impacts to the Thornapple River resulting from existing brownfields, and assist with leveraging other redevelopment financial resources for construction of trails, fishing platforms, and boat launches adjacent to, or on, the priority sites, and other sites in the Downtown Hastings Riverfront target area, while minimizing the potential for impacts to the Thornapple River.





**2.b.ii. Incorporating Community Input** Following the U.S. EPA Assessment Grant award notice, Barry County will announce the award to the community through a press release to its local newspaper, a notice on the Barry County website, and advertisements on the local public radio station (WBCH 1220 AM) and local access cable television. Barry County will notify its community-based partners to assist with the community notification process. In particular, we will capitalize on our relationship with the Barry County Economic Development Alliance to gain maximum exposure in the business community, and will coordinate with the City of Hastings to disseminate information to their residents and businesses, particularly those within the Downtown Hastings Riverfront target area. The Village of Middleville and the City of Hastings will be encouraged to discuss the award in their respective council meetings, and to actively promote the use of these funds through interactions with residents, businesses, and developers. Translation services are not anticipated to be necessary because there is not a significant population of non-English speaking residents in the County (Barry County Hispanic population is 2.5% of total County population and most of the County's Hispanic population is fluent in English); however, the County will provide translation services as needed and upon request to ensure full participation in Barry County's Project.

The primary post-award community input program will be focused on preparation of the grant Work Plan and final budget. The draft Work Plan will be made available to the public, and comments on the draft will be solicited. The document will be posted on Barry County's website and on the City of Hastings Facebook page, and hard copies will be made available at Barry County's municipal offices to ensure access for those without adequate information technology availability, knowledge, or experience. Public comments on the proposed project and allocation of grant funds will be accepted verbally, in writing, and publicly discussed during a public meeting. The draft Work Plan will be modified in response to comments and public comments/responses will be summarized in the final Work Plan.

Following approval of the Work Plan, Barry County will seek public input prior to conducting assessments, and when additional information regarding the project is requested by citizens. The Barry County project director or assistant project director will attend community organization meetings to discuss the project and/or specific site assessments. Meetings regarding activities at brownfield sites will be held before site activities are initiated to familiarize stakeholders with what to expect during and after the assessment process. This process will repeat for each site to be assessed. Following an assessment, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities and results, and explaining health and environmental impacts. If health threats are identified, written notices will be sent to impacted citizens, and the Barry-Eaton District Health Department will be contacted. When cleanup and/or redevelopment planning is initiated, Barry County will explain plans and rationales and solicit comments and feedback on those plans through County Commission meetings. Barry County will also reach out to the public at the Barry County Brownfield Redevelopment Authority meetings, where high opportunity brownfield site redevelopment plans are often discussed in detail. At the close of the project, Barry County will hold a final public meeting to present the outcomes of the project, and request comments regarding interest in pursuing additional grants. The presentation materials and minutes will be archived and placed on the Barry County website to maximize availability to the public.



### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

#### 3.a. Descriptions of Tasks and Activities

The County will apply 100% of the Assessment Grant budget directly to site assessment and cleanup planning. No expenses will be incurred for community outreach, programmatic activities, fringe benefits, travel, equipment, or supplies. Costs for these categories will be in-kind and provided by the County as in-kind resources.

Task 1: Brownfields initially will be evaluated through performance of Phase I and Phase II ESAs (including hazardous materials assessments). Site assessments at priority brownfield sites will be completed first, during year 1 of the program period. Phase I and II ESAs, and hazardous materials assessments, for other high risk and high opportunity non-priority sites will be completed with funds that remain, and those activities will be completed in years 2 and 3 of the program period. The County will provide grant administration and coordination of Task 1 activities in-kind, and will retain a qualified environmental consultant to conduct the Phase I and II ESAs and hazardous materials assessments.

Task 2: Cleanup Planning will include cleanup planning documents, safe reuse plans, and brownfield plans. Cleanup planning documents will be prepared for the priority brownfield sites first, in year 1 of the program period. Cleanup planning documents needed for other high risk and high opportunity non-priority sites will be completed with funds that remain, and those activities will be completed in years 2 and 3 of the program period. The County will provide administration and coordination of Task 2 activities in-kind, and will retain a qualified environmental consultant to prepare the cleanup planning documents. The City of Hastings has agreed to provide staff time, in kind, for reviewing cleanup planning documents that require municipal reviews and approvals.

The County will take the lead on administrative and programmatic tasks in-kind. The County will also interface with the environmental consultant and will act as the liaison between the public and the consultant in matters pertaining to site reuse plans and community needs.

#### 3.b. Cost Estimates and Outputs

Budget Categories	Project Tasks		
	Task 1: Site Assessments	Task 2: Cleanup Planning	Total Grant Budget
<b>Hazardous Substances</b>			
Personnel	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0
Travel	\$0	\$0	\$0
Equipment	\$0	\$0	\$0
Supplies	\$0	\$0	\$0
Contractual	\$172,000	\$28,000	\$200,000
Other	\$0	\$0	\$0
<b>Petroleum</b>			
Personnel	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0
Travel	\$0	\$0	\$0
Equipment	\$0	\$0	\$0
Supplies	\$0	\$0	\$0
Contractual	\$80,000	\$20,000	\$100,000
Other	\$0	\$0	\$0
Total Direct Costs	\$252,000	\$48,000	\$300,000
Total Indirect Costs	\$0	\$0	\$0
<b>TOTAL BUDGET</b>	<b>\$252,000</b>	<b>\$48,000</b>	<b>\$300,000</b>



**Task 1 – Site Assessments (\$252,000):** The costs for completing Phase I and Phase II ESAs will vary depending on the type and complexity of the sites, and the priority brownfield sites in the target area will be funded first. We estimate the total amount spent on site assessments on hazardous substances sites will be \$172,000. This assumes completion of six Phase I ESAs at an average cost of \$4,000 per site (\$24,000 total), and six Phase II ESAs at an average cost of \$20,000 per site (\$120,000 total), and four hazardous materials assessments (HMAs) at an average cost of \$7,000 per site (\$28,000). We estimate the total amount spent on site assessments on petroleum sites will be \$80,000. This assumes completion of four Phase I ESAs at an average cost of \$4,000 per site (\$16,000 total), and four Phase II ESAs at an average cost of \$16,000 per site (\$64,000 total).

The County anticipates outputs will include six Phase I ESA reports, six Phase II ESA reports, and four HMA reports under the hazardous substances grant, and four Phase I ESA reports and four Phase II ESA reports under the petroleum grant.

**Task 2 – Cleanup Planning (\$48,000):** We estimate completion of cleanup planning at three hazardous substances site, including the two priority brownfield sites at a cost of \$10,000 per site, and one additional high opportunity site at a cost of \$8,000 (\$28,000 total), and two petroleum sites at an average cost of \$10,000 per site (\$20,000). Cleanup and redevelopment activities may include preparing Remedial Action Plans (RAPs), assessments of brownfield cleanup and redevelopment alternatives (ABCAs), Due Care/Safe Re-Use Plans, evaluation of institutional/engineering controls, and preparation of Brownfield Plans/Work Plans for tax increment financing (TIF) under the Michigan Brownfield Redevelopment Act (Act 381). Outputs include at least five cleanup planning documents.

**3.c. Measuring Environmental Results** The County will track and report outputs, including the number of brownfield sites identified, and the number of HMAs, Phase I ESAs, Phase II ESAs, and cleanup planning documents completed. Barry County will compare outputs to those listed in Section 3.b., *Cost Estimates and Outputs* to evaluate the grant progress. Barry County will also track and report outcomes, including the total acres of land assessed, cleaned up, redeveloped, or preserved/converted into greenspace; the number of jobs created; the amount of leveraged funding; redevelopment investment value; and other pertinent outcomes. Barry County will submit timely quarterly reports to the U.S. EPA Project Officer, and promptly record information in ACRES. The County will also report other outcomes/outputs (social meeting updates, staff training, community outreach/meetings) in the quarterly reports. The County will evaluate the project progress, including outputs/outcomes, semi-annually. If goals are not being met, a project team meeting will be conducted with attendance by the County, our consultant, and local stakeholders to discuss reasons for shortcomings, potential challenges, and changes to the project approach to meet the project objectives.

## **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **4.a. Programmatic Capability**

**4.a.i Organizational Structure** The County has experience managing grants and will use the same project team during the entire grant period. The project team will consist of the County Administrator, the Barry County Economic Development Alliance Director, and the environmental consultant. Mr. Michael Brown, Barry County Administrator, will act as Project Director and project finance officer, and will remain in place throughout the grant period. Mr. Brown has 25 years of municipal management, financial management, and federal and non-federal grant procurement and management experience. Mr. Brown will be responsible for financial management of the project, including budget reviews and payment requests and transfers through the Automated Standard Application for Payments (ASAP) system. Mr. Travis Alden, President of the Barry County Economic Development Alliance and staff for the Barry County Brownfield Redevelopment Authority, will act as Assistant Project Director and Community Liaison, and will be responsible for the day-to-day grant activities, such as conducting community outreach, coordinating site access and assessment activities with involved parties, and programmatic requirements. Mr. Alden has 12 years of economic development and grant administration experience, and will act as a backup Project



Director for Mr. Brown in the event that Mr. Brown leaves the County or is absent for an extended time period. The Project Director and Assistant Project Director will successfully manage the funds, and have the programmatic and administrative experience to ensure the project is successfully completed within the 3-year performance period.

**4.a.ii Acquiring Additional Resources** We will retain a highly competent environmental consultant to conduct the environmental assessments. The County has a procurement process in place and has managed the procurement of contractors for multiple state and federal grant projects, including assessment grants. The process complies with federal procurement regulations (40 CFR §31.36) and includes guidance to attract and utilize minority- and women-owned businesses, as possible. The selected consultant will be experienced in U.S. EPA Assessment Grant management, Michigan's Voluntary Cleanup Program, Michigan's Brownfield Law (Act 381), and will have managed several previous U.S. EPA Assessment Grants projects. Our selected consultant will also have extensive knowledge of our community, and will have successfully managed at least five successful, complex brownfield redevelopment projects where multiple brownfield financing incentives were leveraged.

#### **4.b. Past Performance and Accomplishments**

**4.b.i.i. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements:** Barry County has not received a U.S. EPA brownfields grant in the past, but has managed multiple federal grants of the same scale, with current management of funds provided by more than 10 grant programs. Our most recent federal grants in size, scope, and relevance to the project are described below.

**4.b.ii.(1) Purpose and Accomplishments:** Our Barry County staff has recently managed:

- **HUD CDBG Grant (2013-2015):** provided \$250,000 in funding to eligible homeowners for critical home repairs to help keep residents in owner-occupied homes.
- **HUD HOME Grant (2015-2016):** provided \$199,250 to assist homebuyers with down payment assistance and minor to moderate home repairs to provide stabilized neighborhoods with safe, comfortable homes.
- **Special Programs for the Aging/Nutritional Services (2017-2018):** provided \$117,223 in supplemental nutritional assistance and home delivered meals.

The CDBG, HOME, and Special Programs for the Aging/Nutritional Services Grant programs in Barry County made significant progress toward stabilizing home and neighborhood values for low to moderate income areas, providing safe homes for residents, and providing access to food resources to our disproportionately impacted populations. The County also used CDBG Grant funds to prevent and protect against foreclosures and mitigate unsafe home conditions during residents' financial emergencies.

**4.b.ii.(2) Compliance with Grant Requirements:** Barry County complied with the work plans, schedules, and terms and conditions of the grants listed above, including funds disbursement requirements, financial tracking, reporting requirements, technical document submission, and auditing requirements, with the following exception: the results of Barry County's most recent (2017) Single Audit Act Compliance Audit indicated the county made a minor error on an annual federal schedule of expenditures report. The County plans to review and expand its policy on preparation of their schedule of expenditures of federal awards with elected officials and department heads to ensure their policy is followed properly on future reports.



**ATTACHMENT**  
**THRESHOLD DOCUMENTATION**



## **FY2019 USEPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM ASSESSMENT GRANT PROPOSAL**

### **BARRY COUNTY, MICHIGAN**

#### **RESPONSES TO THRESHOLD CRITERIA**

1. **Applicant Eligibility:** Barry County is a general purpose unit of local government in the State of Michigan.
2. **Community Involvement:** Barry County believes it is important to provide its citizens and community organizations ample opportunity to become informed and provide input into all phases of the Project. Following the U.S. EPA Assessment Grant award notice, Barry County will announce the award to the community through a press release to its local newspaper, a notice on Barry County website ([www.barrycounty.org](http://www.barrycounty.org)), and advertisements on the local public radio station (WBCH 1220 AM) and local access cable television. We will capitalize on our relationship with the Barry County Economic Development Alliance (BCEDA) to gain maximum exposure in the business community. Translators and translated documents will be made available upon request to assist non-English speaking residents to ensure full participation in the Grant. Barry County will include instructions on how to reach pertinent Grant contact person in our initial press release campaign.

The primary post-award community input program will be focused on preparation of the grant Work Plan and final budget. After a draft Work Plan and budget are prepared, it will be made available to the public, and comments on the draft will be solicited. The document will be posted on the Barry County website, and hard copies will be made available at the Barry County municipal offices, and the municipal office in the City of Hastings to ensure access for those without adequate information technology availability, knowledge, or experience. Public comments on the proposed Project and allocation of grant funds will be accepted verbally, in writing, and publicly discussed during a public meeting. Barry County will address resident suggestions to modify the Project approach to better serve the community. Comments/responses will be incorporated into the final Work Plan.

Following approval of the Work Plan, Barry County will seek public input prior to conducting assessments at priority sites and when additional information regarding the Project is requested by citizens. Project team representatives will attend community organization meetings to discuss the Project and/or specific site assessments. Meetings regarding activities at priority sites will be held before site activities are initiated to



familiarize stakeholders with what to expect during and after the assessment process. This process will repeat for each site to be assessed.

Barry County will prepare quarterly progress reports for submittal to the U.S. EPA; however, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities, providing results of the assessments, and explaining health and environmental impacts. If health threats are identified, written notices will be sent to impacted citizens, the Barry-Eaton District Health Department, and Michigan Department of Environmental Quality. When cleanup and/or redevelopment planning is initiated, Barry County will explain plans and rationales and solicit comments and feedback on those plans, communicating with various community groups as outlined above. At the close of the project, Barry County will hold a final public meeting to present the outcomes of the project, and to request comments regarding interest in pursuing additional grants. Presentation materials and information will be archived and publicly available at the Barry County administrative offices.

3. Expenditure of Assessment Grant Funds: Barry County does not have an active EPA Brownfields Assessment Grant.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Barry, County of

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

38-6004836

\* c. Organizational DUNS:

0858989550000

### d. Address:

\* Street1:

220 West Main Street

Street2:

\* City:

Hastings

County/Parish:

\* State:

MI: Michigan

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

49058-1849

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Michael

Middle Name:

\* Last Name:

Brown

Suffix:

Title:

County Administrator

Organizational Affiliation:

\* Telephone Number:

269-945-1284

Fax Number:

\* Email:

mbrown@barrycounty.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

FY2019 USEPA Brownfields Assessment Grant - County-Wide, Barry County, Michigan - Downtown Hastings Riverfront Target Area

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: